

CONCEPTUAL / FINAL DEVELOPMENT PLAN

BACKLICK ROAD PROPERTY

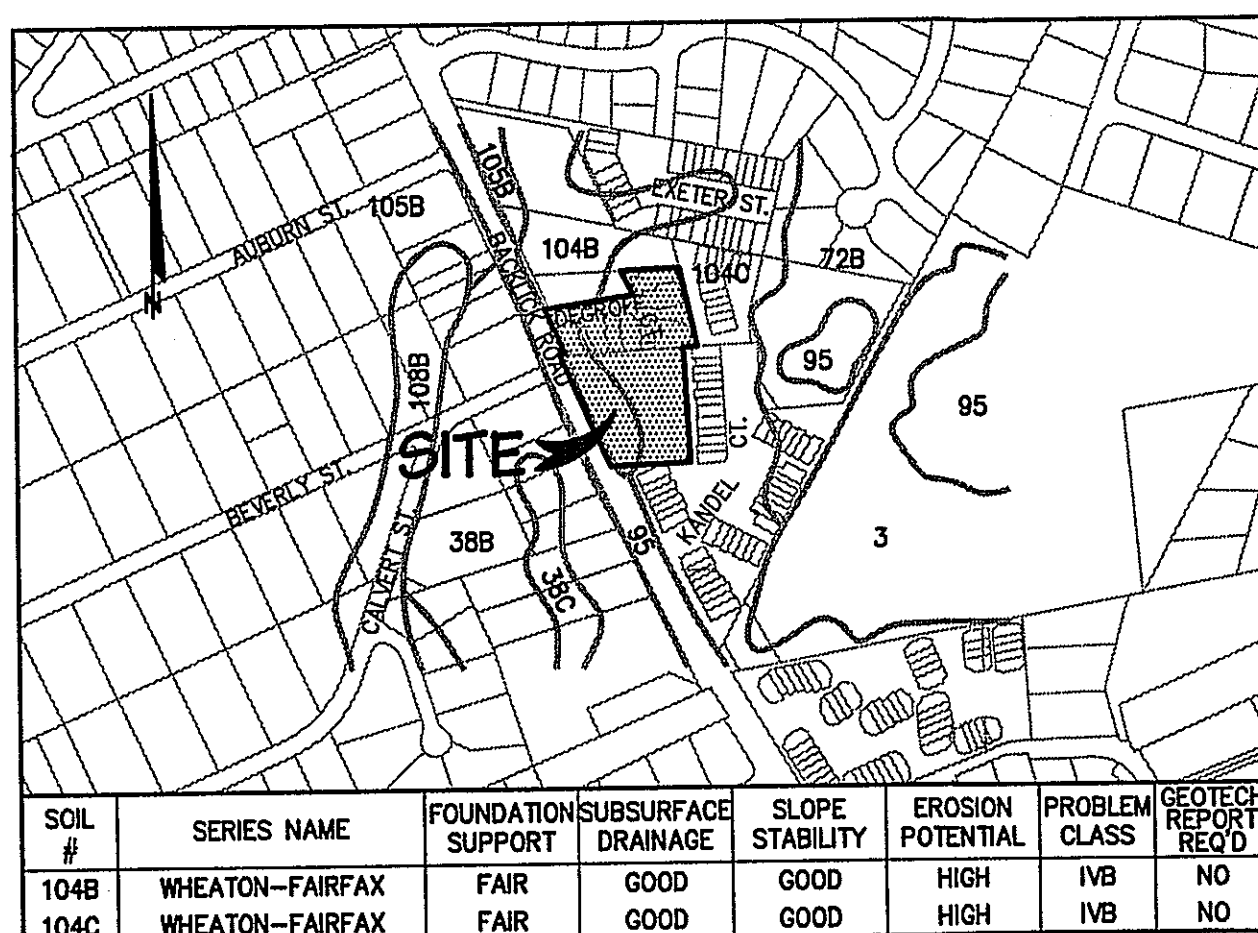
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017

Application No. RZ/FDP 2010-MA-017 Staff S.Z.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 7-11-2011
Date of (ROS) (PC) approval 9-13-2011

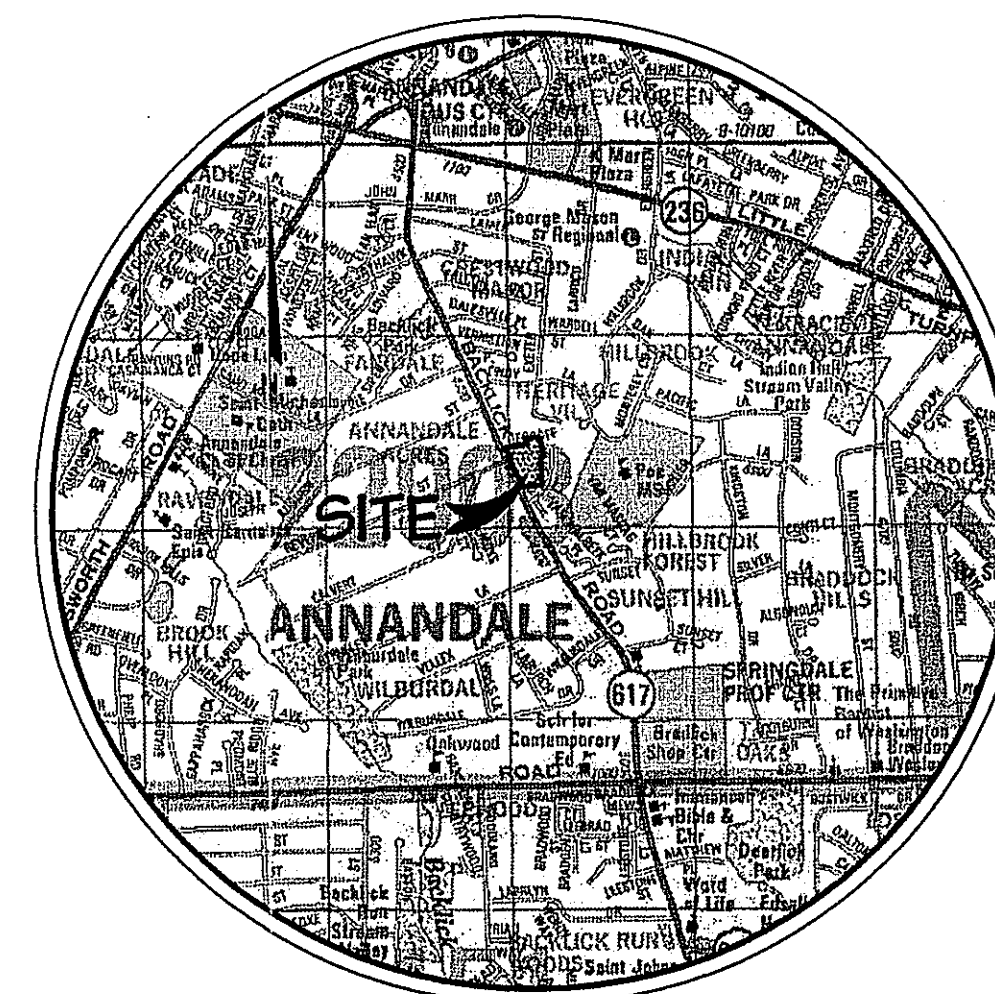
Sheet 1 of 8



SOILS MAP/DATA
SCALE: 1" = 500'

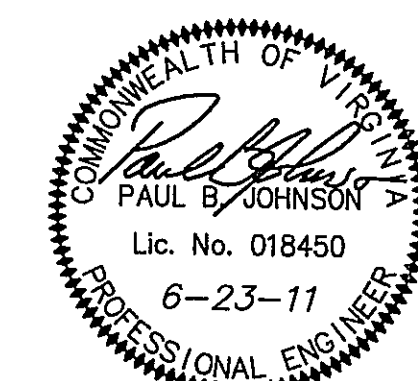
NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 71-1((1))125 & 126 AND ((40)) 1-6 & A. THE SITE IS CURRENTLY ZONED R-2 AND R-5. THE PROPOSED ZONING IS PDH-5.
- THE PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF:
71-1((1)) 125 - U.P.I.A., LLC IN DEED BOOK 21681 AT PAGE 592
126 - U.P.I.A., LLC IN DEED BOOK 21619 AT PAGE 224
71-1((40)) 1 - YUNG YUN AND SE HUN BOUNG IN DEED BOOK 20460 AT PAGE 1238
2 - ARGENTINA LAZO AND LUSMILA JANNETH ARY IN DEED BOOK 19182 AT PAGE 795
3 - ROBERT E. SANDS AND OANH P. LAM IN DEED BOOK 11871 AT PAGE 711
4 - NURU YIMAM AND ZEMZEM ADEM IN DEED BOOK 16215 AT PAGE 35
5 - KATHY D. MAYHEW IN DEED BOOK 16836 AT PAGE 1439
6 - DAVID HO IN DEED BOOK 16703 AT PAGE 1009
A - DeGROFF COURT HOMEOWNERS ASSOCIATION IN DEED BOOK 9872 AT PAGE 1355
- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FOR PARCELS 125 & 126 FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED DECEMBER 2009. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FOR LOTS 1-6 ARE FROM SITE PLAN #9224-SP-01-2 (DeGROFF COURT). CONTOUR INTERVAL EQUALS TWO FEET NGVD 1929.
- THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 2 FOR A DESCRIPTION OF EXISTING VEGETATION.
- THE EXISTING STRUCTURES ON 71-1((1))126 ARE TO BE REMOVED. THE ONES ON 71-1((40))1-6 ARE TO REMAIN. CONSTRUCTION DATES OF THE EXISTING DWELLINGS:
71-1((1)) 126 - 1999
71-1((40)) 1 - 1997 4 - 1998
2 - 1997 5 - 1998
3 - 1998 6 - 1998
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATION; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
- THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 4.7 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A MODIFICATION OF THE OPEN SPACE REQUIREMENT IS HEREBY REQUESTED
 - A WAIVER OF THE MAJOR PAVED TRAIL ALONG BACKLICK ROAD IS HEREBY REQUESTED, IN LIEU OF A FIVE (5)-FOOT CONCRETE SIDEWALK
 - A WAIVER OF THE ONROAD BIKE ROUTE ALONG BACKLICK ROAD IS HEREBY REQUESTED
 - A MODIFICATION OF SECTION 6-1603.1B OF THE PFM MAY BE REQUESTED WITH THE FINAL ENGINEERING PLANS TO REDUCE THE FREEBOARD REQUIREMENT FROM TWO (2) FEET TO ONE (1) FOOT
- PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE IS TO BE PROVIDED BY CONNECTING AN EXISTING 8" MAIN LOCATED IN DeGROFF COURT TO THE HERITAGE VILLAGE SERVICE ROAD
 - SANITARY SERVICE IS TO BE PROVIDED TO THE PROPOSED DWELLINGS BY AN EXISTING 8" MAIN LOCATED IN BACKLICK ROAD, AND IS CURRENTLY BEING PROVIDED TO THE DeGROFF COURT SUBDIVISION BY AN EXISTING 8" MAIN IN DeGROFF COURT
- A PAVILION AND SEATING AREA ARE PROPOSED AS A SPECIAL AMENITIES WITH THIS DEVELOPMENT.
- THERE IS AN EXISTING RECREATION AREA WITHIN THE DeGROFF COURT SUBDIVISION.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 8 FOR ARCHITECTURAL ELEVATIONS FOR THE PROPOSED UNITS.
- A MAJOR PAVED TRAIL AND ON-ROAD BIKE ROUTE ARE REQUIRED FOR THIS PROJECT ON BACKLICK ROAD PER THE FAIRFAX COUNTY TRAILS PLAN (SEE NOTE 16).
- PARCELS "A" AND "B" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.
- NO SCREENING BUFFERS ARE REQUIRED BY ZONING ORDINANCE SECTION 13-300.



VICINITY MAP

SCALE: 1" = 2000'
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MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- ☒ 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- ☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
- ☒ 3. Provide:
Facility Name/Type & No. On-site area served (acres) Off-site area served (acres) Drainage area (acres) Footprint area (sf) Storage Volume (cf) If pond, dam height (ft)
DRY POND 1.59 0.39 1.98 ±9,000 ±51,000 N/A (embankment only)
- ☒ 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet 3.
- ☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plot is grass paver/concrete.
- ☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4.
- ☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2.
- ☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 2.
- ☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 2.
- ☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.
- ☐ 11. A submission waiver is requested for N/A
- ☐ 12. Stormwater management is not required because N/A

SITE TABULATIONS

SITE AREA:	
LOT AREA	62,366 ± (1.432 Ac)
PARCELS "A" & "B"	70,754 ± (1.624 Ac)
RIGHT-OF-WAY DEDICATION	4,795 ± (0.110 Ac)
TOTAL	137,915 ± (3.166 Ac)

PDH-5 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	15 TOTAL UNITS 10 single-family detached (Lots 4 & 7-15) + 5 single-family attached (Lots 1-3, 5 & 6)
MAXIMUM DENSITY	5 DU/AC	4.7 DU/AC
MINIMUM LOT AREA	N/R	3,200 ±
AVERAGE LOT AREA	N/R	4,150 ±
MAXIMUM BUILDING HEIGHT	N/R	40'
MINIMUM YARDS	N/R	SEE DETAILS ON SHEET 3
OPEN SPACE	35%	32% (SEE NOTE 16)
PARKING	3 SPACES/UNIT (45 total spaces)	3.47 SPACES/UNIT (52 total spaces - 18 garage + 9 driveway + 9 surface for proposed lots; 12 garage + 4 surface for existing lots)

REVISIONS

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) PARKING TABULATIONS UPDATED (3) ADJUSTED CLEARING LIMITS, SANITARY, STORM WATER POND, SIDEWALK, REMOVED GAZEBO, ADDED PAVILION, BENCHES & STREET LIGHTS (4) ADJUSTED LANDSCAPING (8) NEW SHEET (9) NEW SHEET	2-22-11
2.	(1) REVISED NOTES AND SITE TABULATIONS (2) INCORPORATED DeGROFF COURT INTO SITE (3) INCORPORATED DeGROFF COURT INTO SITE; REVISED SWM POND; REVISED TYPICAL LOT DETAIL (4) REVISED LANDSCAPING & TREE COVER CALCULATIONS (5 & 6) COUNTY COMMENTS; REVISED TREE INVENTORY (7) REVISED SWM/BMP COMPUTATIONS & NARRATIVES (-) REMOVED OLD SHEET 8 - ENTRANCE EXHIBIT	3-11-11
3.	(1) REVISED PARKING TABULATIONS (3) ADDED TYPICAL LOT LAYOUTS FOR LOTS 1-6, DIMENSIONS & 3 PARKING SPACES	4-7-11
4.	(1) REVISED NOTES (3) ADDED POSSIBLE PRIVATE STORMWATER PIPE SYSTEM (3A) ADDED SHEET 3A - ACCESS DRIVE OPTION (4) REVISED LANDSCAPING & TREE COVER CALCULATIONS	4-27-11
5.	(1 & 3) REVISED POND DESIGN & ACCESS; REVISED DeGROFF COURT ENTRANCE (-) REMOVED SHEET 3A (4) REVISED LANDSCAPING (5 & 6) CHANGED TREE #14 TO BE REMOVED	6-9-11
6.	(1) REVISED SITE TABS (3) MOVED LOCATION OF SOUTHERN SITE ENTRANCE (4) REVISED LANDSCAPING	6-23-11

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

DEVELOPER
THE CHRISTOPHER COMPANIES
10451 WHITE GRANITE ROAD
SUITE 103
OAKTON, VIRGINIA 22124
(703)352-5950

TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS PLAN & VEGETATION MAP
- CONCEPTUAL/FINAL DEVELOPMENT PLAN
- LANDSCAPE PLAN
- TREE PRESERVATION PLAN
- TREE PRESERVATION NOTES & DETAILS
- OUTFALL ANALYSIS
- ARCHITECTURAL ELEVATIONS

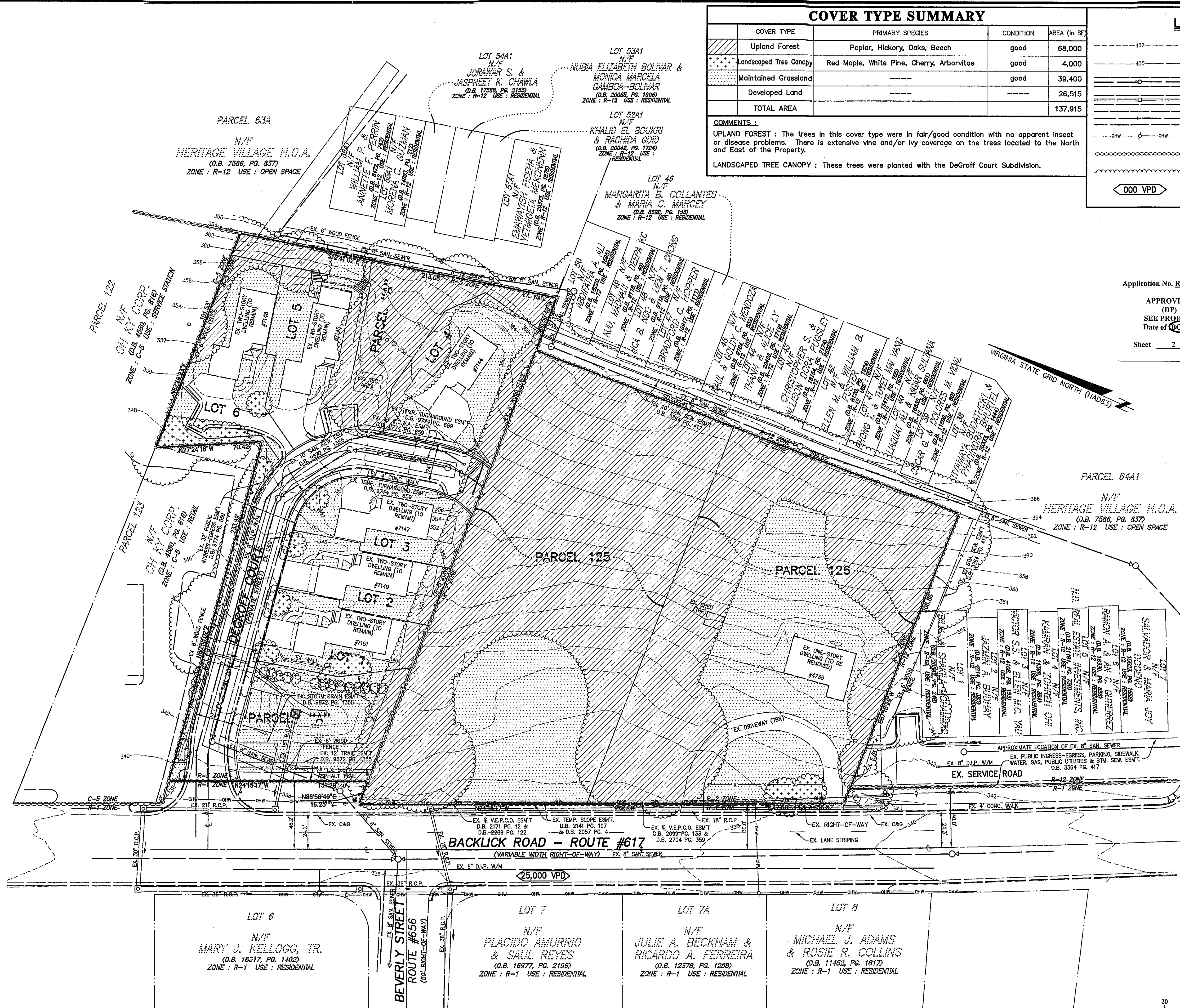
CPI Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)385-7555
SILVER SPRING, MD FAX (703)273-8595

DATE: OCTOBER 20, 2010
REVISED: FEBRUARY 22, 2011
MARCH 11, 2011
APRIL 7, 2011
APRIL 27, 2011
JUNE 9, 2011
JUNE 23, 2011

RECEIVED
Department of Planning & Zoning
JUN 23 2011
Zoning Evaluation Division

BACKLICK ROAD PROPERTY

1 OF 8



COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (in SF)
Upland Forest	Poplar, Hickory, Oaks, Beech	good	68,000
Landscaped Tree Canopy	Red Maple, White Pine, Cherry, Arborvitae	good	4,000
Maintained Grassland	----	good	39,400
Developed Land	----	----	26,515
TOTAL AREA			137,915

COMMENTS:
UPLAND FOREST: The trees in this cover type were in fair/good condition with no apparent insect or disease problems. There is extensive vine and/or ivy coverage on the trees located to the North and East of the Property.
LANDSCAPED TREE CANOPY: These trees were planted with the DeGroff Court Subdivision.

LEGEND	
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	EX. SAN. SEWER & EASEMENT
---	EX. STORM DRAIN & EASEMENT
---	EX. WATERMAIN & EASEMENT
---	EXISTING UTILITY LINE & POLE
---	EXISTING ZONING BOUNDARY
---	EXISTING TREELINE
000 VPD	VEHICLES PER DAY

Application No. RZ/FDP 2010-MA-017 Staff S.Z.

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 7-11-2011

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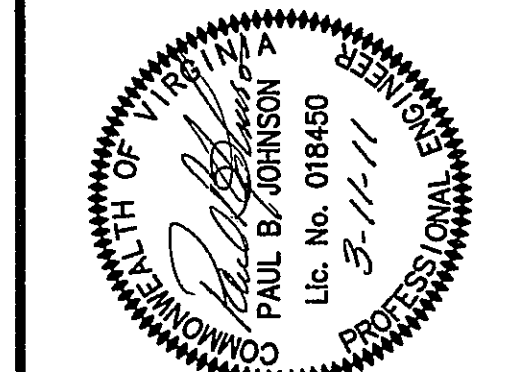
Sheet 2 of 8

EXISTING CONDITIONS PLAN & VEGETATION MAP

BACKLICK ROAD PROPERTY

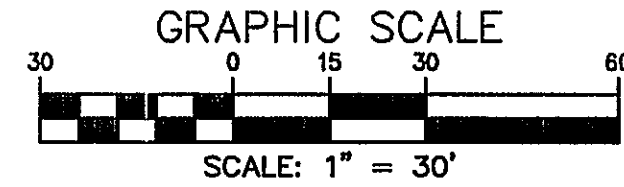
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

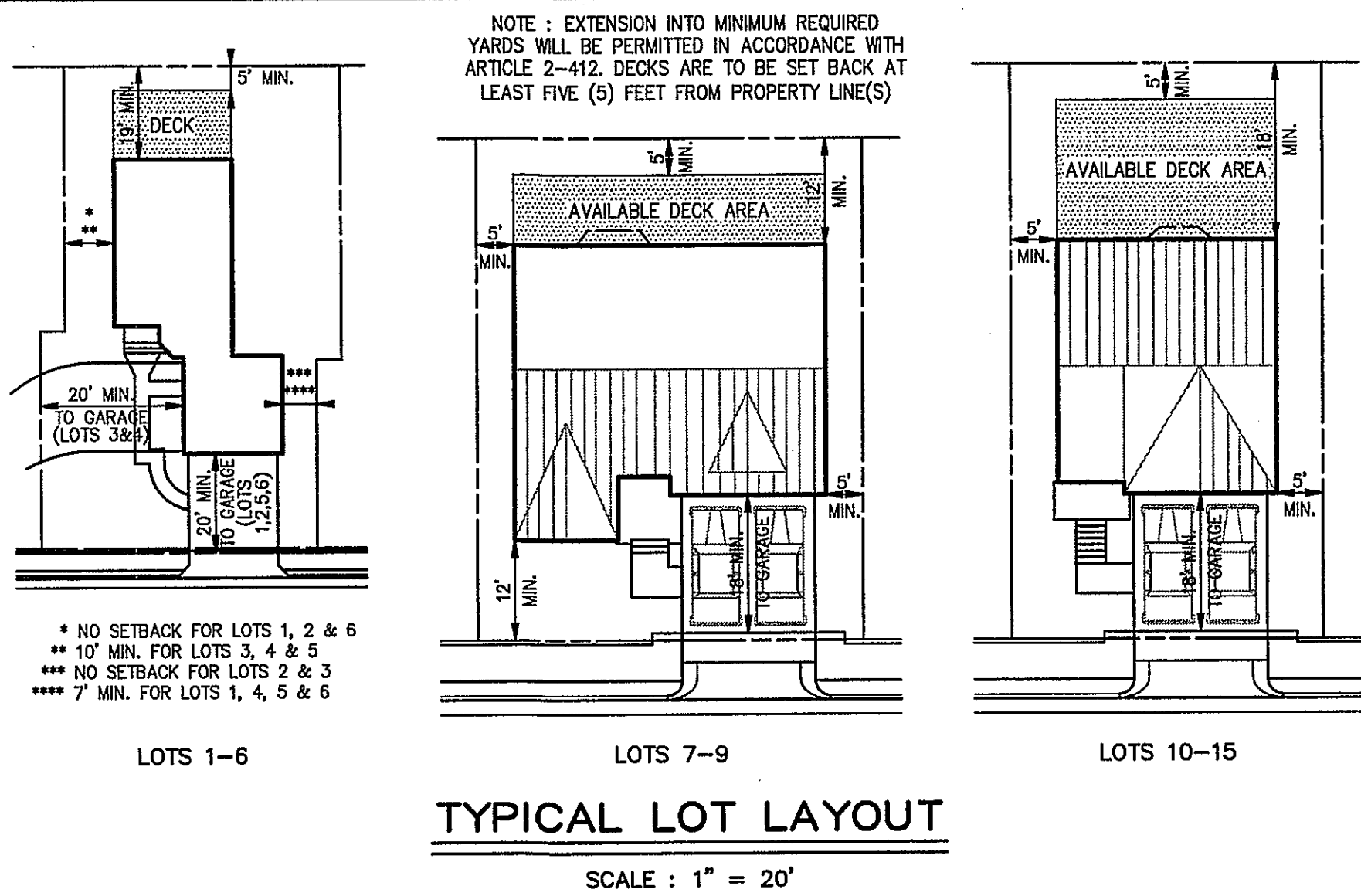
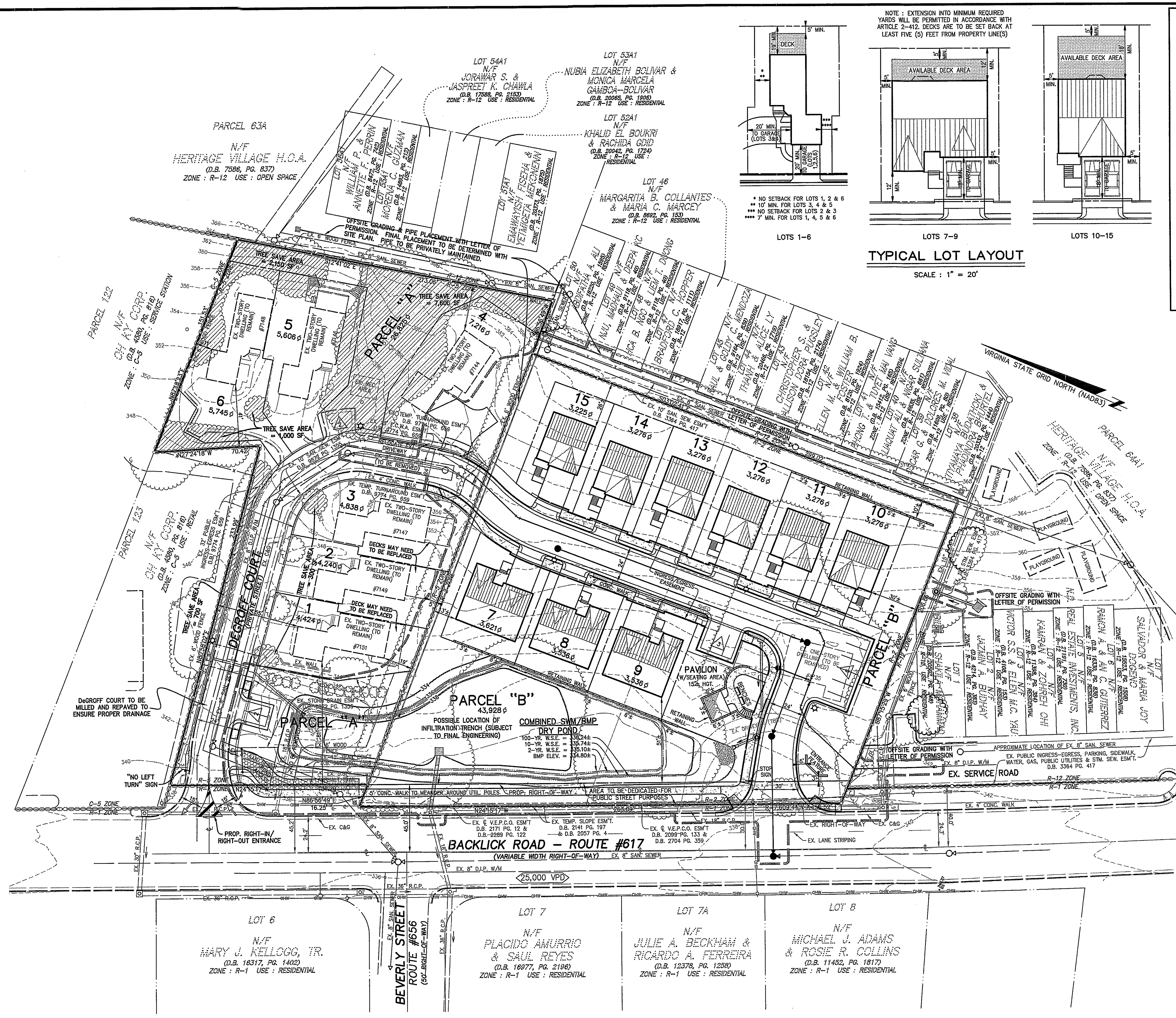
2010-MA-017



NO.	DATE	REVISION	DESCRIPTION
1	3-11-11	INCORPORATED DEGREE COURT INTO SITE (KJV)	
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGN	DRAFT	DATE	SCALE	SHEET	OF
KJV	KJV	OCT., 2010	1" = 30'	2	8
APPROVED	HMF				
PRJ NO: 09-516					
TYPE: CDP/FDP					





LEGEND	
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EX. SAN. SEWER & EASEMENT
	PROPOSED SANITARY SEWER
	EX. STORM DRAIN & EASEMENT
	PROPOSED STORM DRAIN
	EX. WATERMAIN & EASEMENT
	PROPOSED WATERMAIN
	EXISTING UTILITY LINE & POLE
	EXISTING ZONING BOUNDARY
	EXISTING TREELINE
	PROPOSED TREELINE
	LIMITS OF CLEARING & GRADING
	STREET LIGHT
	GRASS PAVERS

NOTE: EXTENSION INTO MINIMUM REQUIRED YARDS WILL BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412. DECKS ARE TO BE SET BACK AT LEAST FIVE (5) FEET FROM PROPERTY LINE(S)

CPJ Associates

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 PRINCE DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)388-7555
SILVER SPRING, MD (410)707-7333

CONCEPTUAL/FINAL DEVELOPMENT PLAN

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
6-23-11

NO.	DATE	DESCRIPTION	REVISIONS
1	10/11/2010	ISSUED FOR PERMIT	
2	10/11/2010	REVISIONS	
3	10/11/2010	REVISIONS	
4	10/11/2010	REVISIONS	
5	10/11/2010	REVISIONS	
6	10/11/2010	REVISIONS	
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16	10/11/2010	REVISIONS	
17	10/11/2010	REVISIONS	
18	10/11/2010	REVISIONS	
19	10/11/2010	REVISIONS	
20	10/11/2010	REVISIONS	

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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DP) (FDP)
SEE PROFFERS DATED 7-11-2011
Date of (BOS) (PC) approval 9-13-2011

Sheet 3 of 8

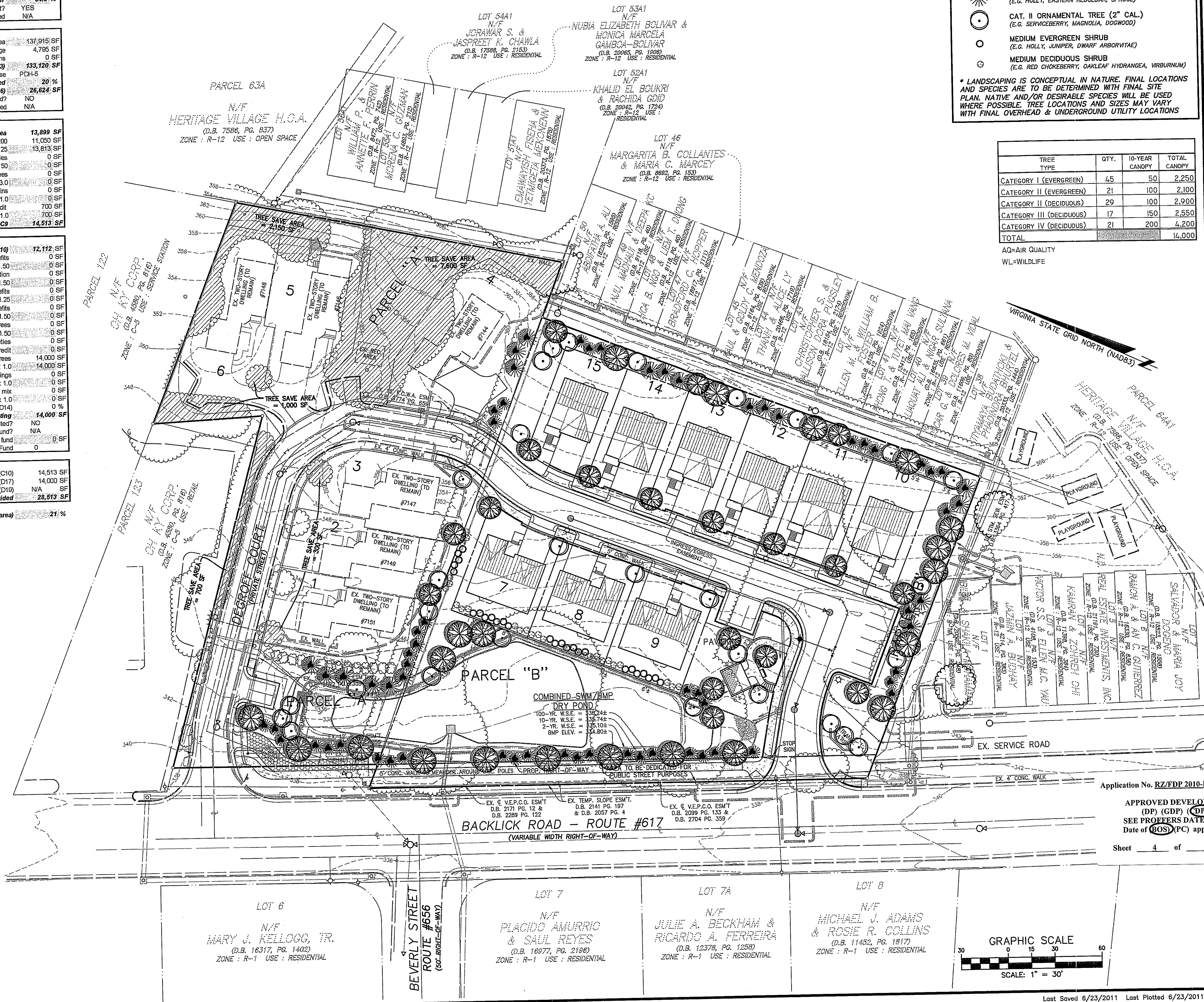
GRAPHIC SCALE
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SCALE: 1" = 30'

PRJ NO: 09-516
TYPE: CDP/FDP

Table 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET			
A. Tree Preservation Target Calculations and Statement (Table 12.3)			
1	Pre-development area of existing tree canopy	72,000 SF	
2	Percentage of gross site area covered by existing tree canopy	52 %	
3	Percentage of 10-year canopy required for site	20 %	
4	Percentage of 10-year canopy requirement that should be met through tree preservation	52.2 %	
5	Proposed percentage of canopy requirement that will be met through tree preservation	54.5 %	
6	Has the Tree Preservation Target minimum been met?	YES	
7	If no, provide sheet number where deviation request is located	N/A	
B. Tree Canopy Requirement			
1	Identify gross site area	137,915 SF	
2	Subtract area dedicated to road frontage	4,785 SF	
3	Subtract area of exemptions	0 SF	
4	Adjusted gross site area (B1 - B2 - B3)	133,120 SF	
5	Identify site's zoning and/or use	PDH-5	
6	Percentage of 10-year canopy required	20 %	
7	Area of 10-year canopy required (B4 x B6)	26,624 SF	
8	Is a modification of canopy requirements being requested?	NO	
9	If B8 is yes, provide sheet number where modification request is located	N/A	
C. Tree Preservation			
1	Tree Preservation Target Area	13,899 SF	
2	Total canopy area meeting standards of §12-0200	11,050 SF	
3	Total canopy area of unique or valuable forest or woodland communities	13,813 SF	
4	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0 SF	
5	Total canopy area of trees within Resource Protection Areas and 100-year floodplains	0 SF	
6	Canopy area of trees no additional credit	0 SF	
7	Canopy area of trees no additional credit	700 SF	
8	Canopy area of trees no additional credit	700 SF	
9	Total of C3, C5, C7, and C9	14,513 SF	
D. Tree Planting			
1	Area of canopy to be met through tree planting (B7 - C10)	12,112 SF	
2	Area of canopy to be planted for air quality benefits	0 SF	
3	Area of canopy to be planted for energy conservation	0 SF	
4	Area of canopy to be planted for water quality benefits	0 SF	
5	Area of canopy to be planted for wildlife benefits	0 SF	
6	Area of canopy provided by native trees	0 SF	
7	Area of canopy provided by improved cultivars and varieties	0 SF	
8	Area of canopy provided by other trees	14,000 SF	
9	Area of canopy provided through tree seedlings	0 SF	
10	Area of canopy provided through native shrubs or woody seed mix	0 SF	
11	Percentage of line D15 represented by line D16 (must not exceed 33% of D14)	0 %	
12	Total of canopy area to be provided through tree planting	14,000 SF	
13	Is offsite planting relief requested?	NO	
14	Tree Bank or Tree Fund?	N/A	
15	Canopy area requested to be provided through offsite banking or tree fund	0 SF	
16	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
1	Total canopy area provided through tree preservation (C10)	14,513 SF	
2	Total canopy area provided through tree planting (D17)	14,000 SF	
3	Total canopy area provided through offsite mechanism (D19)	N/A	
4	Total 10-year tree canopy provided	28,513 SF	
Total 10-year tree canopy provided (% of net site area)		21 %	

NOTES:

- ALL OFFSITE LANDSCAPING TO BE PLANTED WITH OWNER'S WRITTEN PERMISSION.
- POND PLANTING SUBJECT TO REVIEW AND APPROVAL AT SITE PLAN.



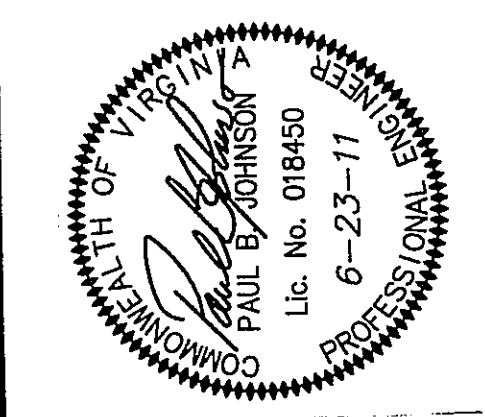
LEGEND			
	CAT. III & IV SHADE TREE (2" CAL.)	(E.G. RED MAPLE, OAK, RIVER BIRCH, BEECH)	
	CAT. I & II EVERGREEN TREE (8' HGT.)	(E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)	
	CAT. II ORNAMENTAL TREE (2" CAL.)	(E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)	
	MEDIUM EVERGREEN SHRUB	(E.G. HOLLY, JUNIPER, DWARF ARBORVITAE)	
	MEDIUM DECIDUOUS SHRUB	(E.G. RED CHOKEBERRY, OAKLEAF HYDRANGEA, VIRBURNUM)	
* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS			

TREE TYPE	QTY.	10-YEAR CANOPY	TOTAL CANOPY
CATEGORY I (EVERGREEN)	45	50	2,250
CATEGORY II (EVERGREEN)	21	100	2,100
CATEGORY III (DECIDUOUS)	29	100	2,900
CATEGORY IV (DECIDUOUS)	17	150	2,550
CATEGORY V (DECIDUOUS)	21	200	4,200
TOTAL			14,000
AQ-AIR QUALITY			
WL-WILDLIFE			

LANDSCAPE PLAN

BACKLICK ROAD

PROPERTY

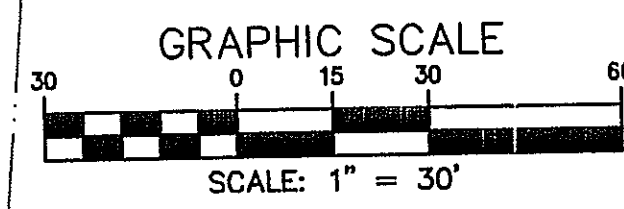


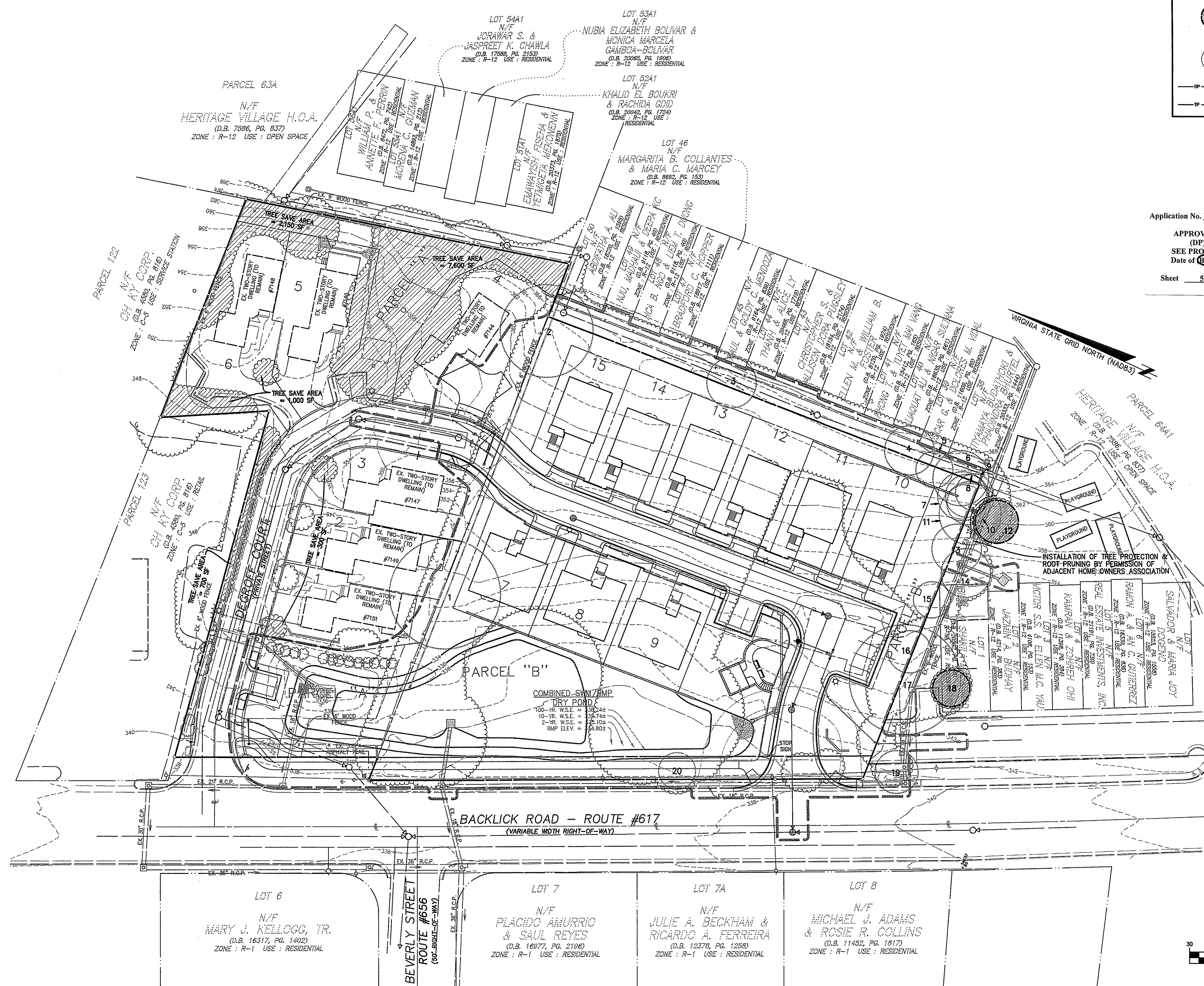
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APPROVED	APPROVED	08/20/2010	1
DATE	DATE	08/20/2010	1
SCALE	SCALE	1" = 30'	1
PRJ NO:	PRJ NO:	09-516	1
TYPE:	TYPE:	CDP/FDP	1

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 SILVER SPRING, MD (703)723-8895

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 Sheet **4** of **8**





LEGEND

- 000 TREE TO BE SAVED
- 000 CRITICAL ROOT ZONE
- 000 TREE TO BE REMOVED
- RP ROOT PRUNING
- TP TREE PROTECTION FENCE

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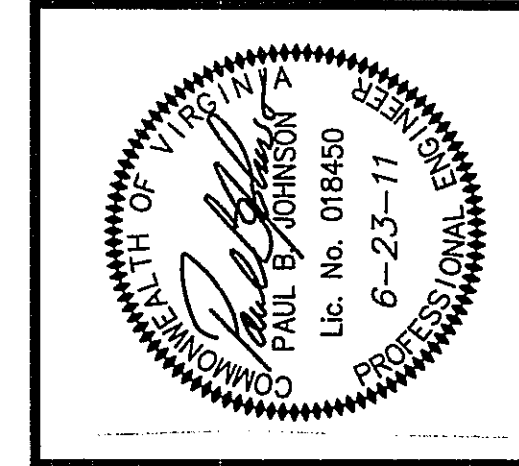
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DP) (FDP)
SEE PROFFERS DATED 7-11-2011
Date of (ROS) (PC) approval 9-13-2011

Sheet 5 of 8

TREE PRESERVATION PLAN

BACKLICK ROAD PROPERTY

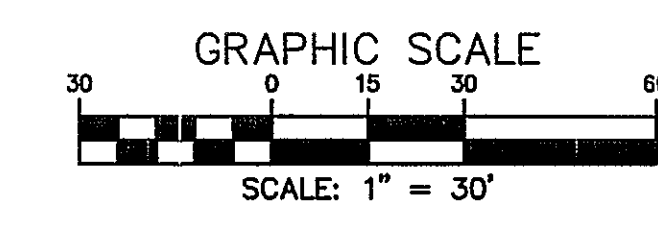
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISION
1	6-9-11	CHANGED TREE #14 TO BE REMOVED (BLM)
2	3-11-11	COUNTY COMMENTS: REVISED TREE INVENTORY (BLM)
3		REVISION PRIOR TO APPROVAL

DESIGN	DRAFT	DATE	SCALE	SHEET	OF
BLM	BLM	OCT. 2010	1" = 20'	5	8
APPROVED	HME				
PRJ NO: 09-516					
TYPE: CDP/FDP					

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY



Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

1. **Flagging/ Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans
2. **Pre-Construction Meeting:** After clearing limits have been staked a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, site superintendent, clearing contractor and UFMD, DPWES representative to make minor adjustments as necessary to observe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at this time.
3. **Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or land clearing operations. An UFMD, DPWES, representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.
4. **Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES
5. **Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.
6. **Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be backfilled immediately. Silt fence/super silt fence installation utilizing walk behind trencher can be substituted for root pruning.
7. **Mulching:** Trees indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite may be utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand. Mulch shall be placed in an areas as indicated on approved plans or extending in a swath fifteen feet wide along the Limit of Disturbance adjacent to indicated trees at minimum.
8. **Tree Protection Fencing:** Tree Preservation Areas shall be protected by fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel t-bar posts driven eighteen (18) inches into the ground at maximum ten (10) foot spacing. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Tree protection fencing shall be made clearly visible to all construction personnel. Signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and five (5) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing. UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.
9. **Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.
10. **Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth or be removed from the site.
11. **Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspection to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly through the erosion and sediment control phase, weekly for four weeks thereafter and monthly for 12 months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

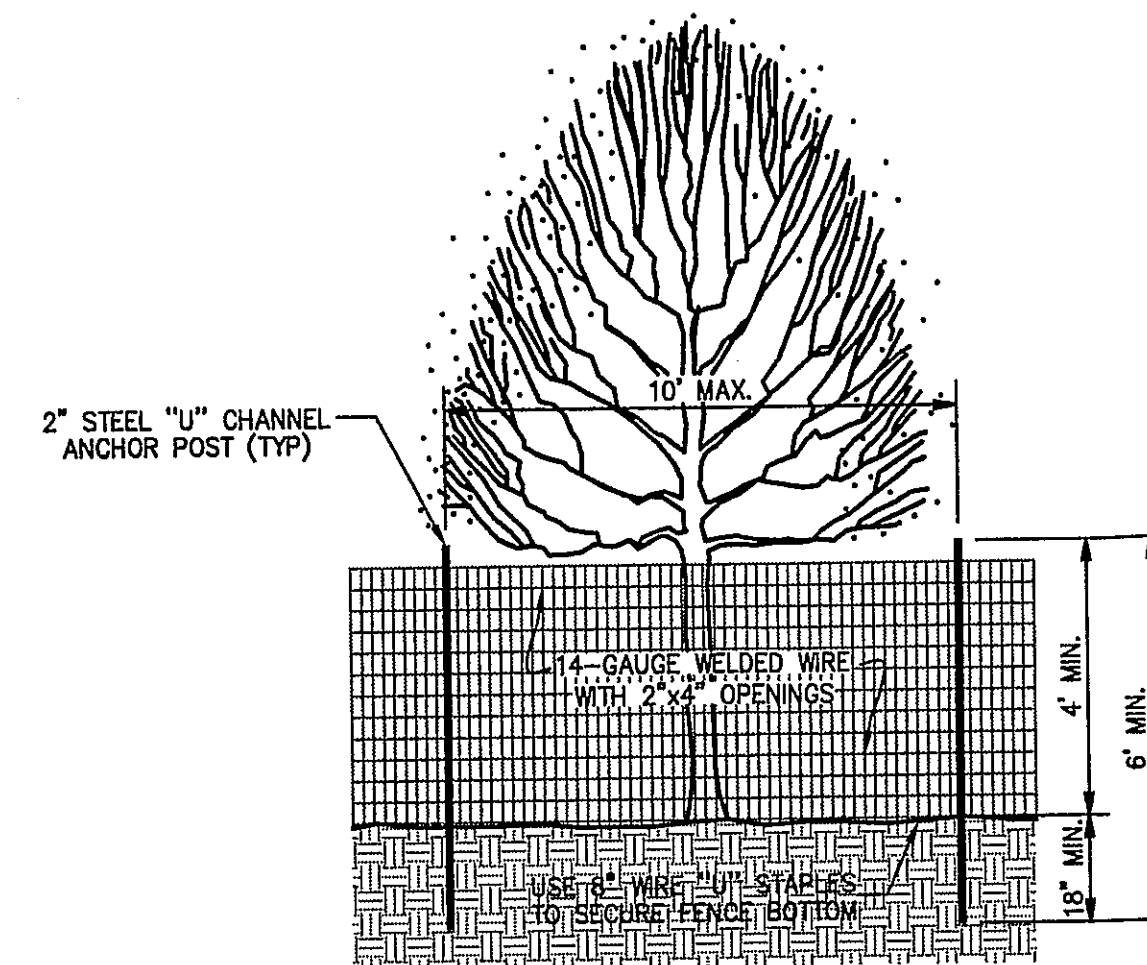
NOTE: AS STATED BY SECTION 12-0507.1B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.

AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.

AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.

AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.

TREE INVENTORY AND ACTIVITIES SPREADSHEET										ACTIVITIES					
TREE #	SURVEYORS#	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(in)	CONDITION	COMMENTS	STATUS	ROOT PRUNE	MULCH	TREE FENCE	PRUNE	FERTILIZE	CABLE	CAM/STAT	TREAT PRUNTS
1	8509	Chestnut Oak	Quercus prinus	36	71	Extensive ivy coverage, limb dieback, insect leaf damage	Remove								
2	8526	Chestnut Oak	Quercus prinus	30	75	Ivy growing up the trunk, limb dieback, epicormic sprouting Ivy & vines growing up the trunk, limb dieback, leaning towards adjacent property	Remove								
3	8542	Sweet Cherry	Prunus avium	16	75	towards adjacent property	Remove								
4	8553	Tulip Poplar	Liriodendron tulipifera	16	73	Ivy growing up trunk, limb dieback, epicormic sprouting	Remove								
5	8561	Shelbark Hickory	Carya laciniosa	12	68	Extensive ivy coverage, insect leaf damage, limb dieback Large S' tall hole in trunk, leaning, poor "V" shaped union,	Remove								
6	8558	Honey Locust	Gleditsia triacanthos	18	68	inclusive bark, uneven canopy	Remove								
7	8559	Tulip Poplar	Liriodendron tulipifera	16	75	Limb dieback, poor limb structure	Remove								
8	8560	Honey Locust	Gleditsia triacanthos	14	73	Leaning trunk, uneven canopy, limb dieback	Remove								
9	8561	Mockemut Hickory	Carya alba	12	90		Remove								
10	8566	Chestnut Oak	Quercus prinus	14	73	Curved trunk, canopy & limb dieback	Remove								
11	8567	Northern Red Oak	Quercus rubra	20	65	Offsite tree. Leaning towards adjacent property, uneven canopy, limb dieback, broken limbs. Recommend removal with owner's permission.	Remove								
12	8568	Red Maple	Acer rubrum	14	75	Condition assessed visually from proposed development site. Poor trunk structure, limb dieback	Preserve	X		X					
13	8570	Honey Locust	Gleditsia triacanthos	16	63	Offsite tree. Extensive vine coverage, limb dieback, large dead limbs, uneven canopy, leaning towards adjacent property. Recommend removal with owner's permission.	Remove								
14	8571	Honey Locust	Gleditsia triacanthos	16	75	Condition assessed visually from proposed development site. Limb dieback, slight lean to trunk, ivy growing up the trunk.	Remove								
15	8576	Mockemut Hickory	Carya alba	12	89	Vines growing up the trunk	Remove								
16	8579	Blackgum	Nyssa sylvatica	14	78	Lower trunk bark damage, ivy growing up the trunk	Remove								
17	8581	Pin Oak	Quercus palustris	36	65	Offsite tree. Leaning, uneven canopy, limb dieback, large dead limb. Recommend removal with owner's permission.	Remove								
18	8586	Virginia Pine	Pinus virginiana	12	75	Slight curve to trunk, limb dieback	Preserve		X	X					
19	8590	Bradford Pear	Pyrus calleryana	18	78	Offsite tree. Multiple leaders, inclusive bark, leaning, limb dieback. Recommend removal with owner's permission.	Remove								
20	8594	Blackjack Oak	Quercus marilandica	12	63	Dead headed due to proximity to power lines, poor form, epicormic sprouting	Remove								



NOTE : TREE PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE PROTECTION FENCE DETAIL
NOT TO SCALE

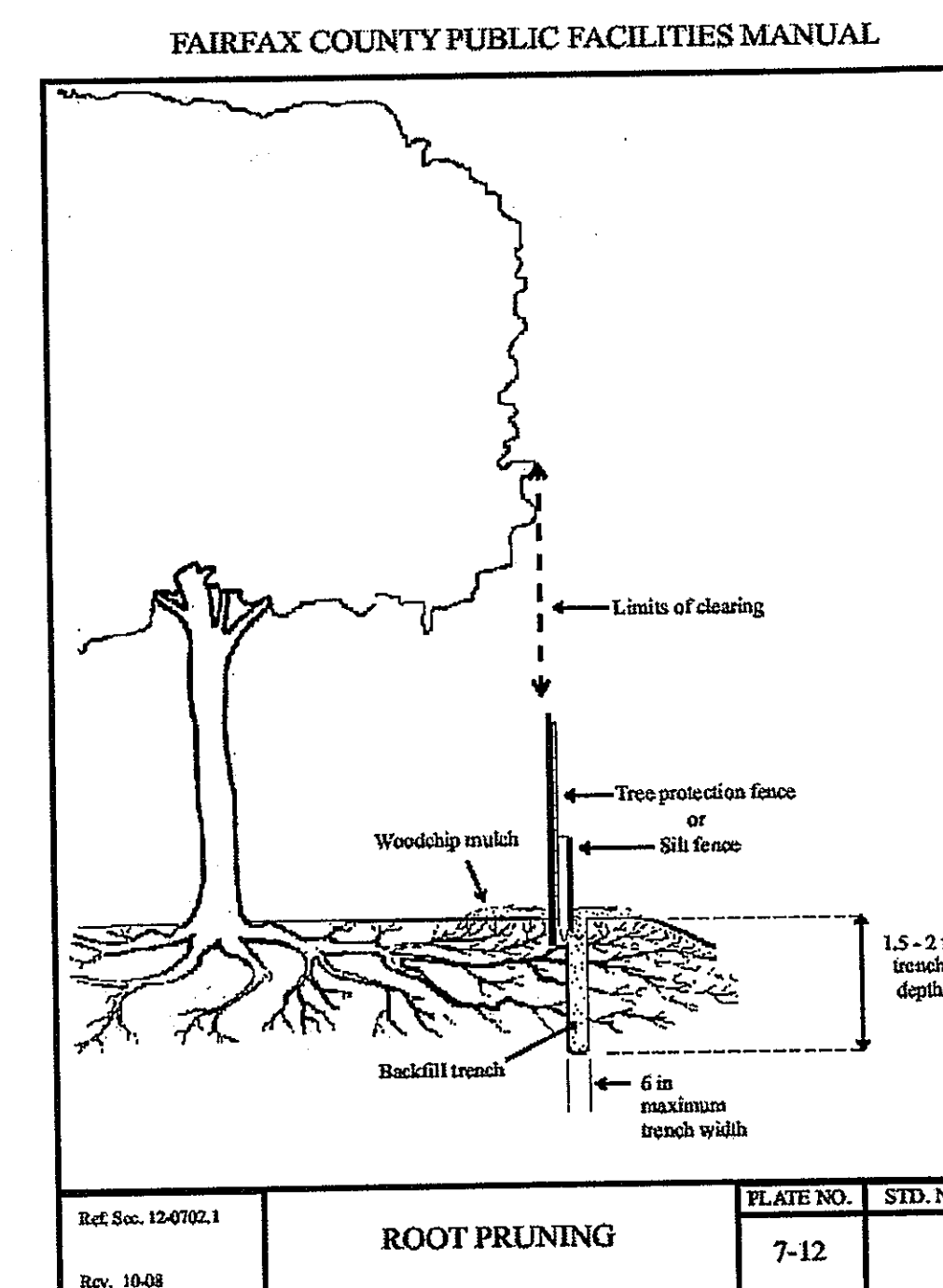
Application No. RZ/FDP 2010-MA-017 Staff S.Z.

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 7-11-2011
Date of (BOS) (PC) approval 9-13-2011

Sheet 6 of 8

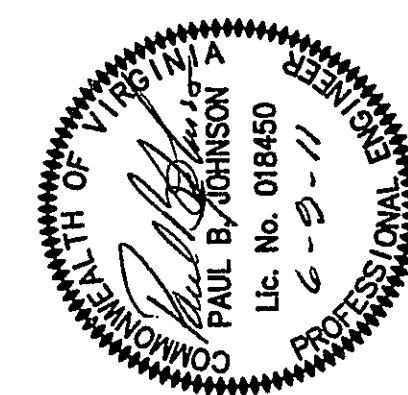


THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

TREE PRESERVATION NOTES & DETAILS

BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

[illegible]

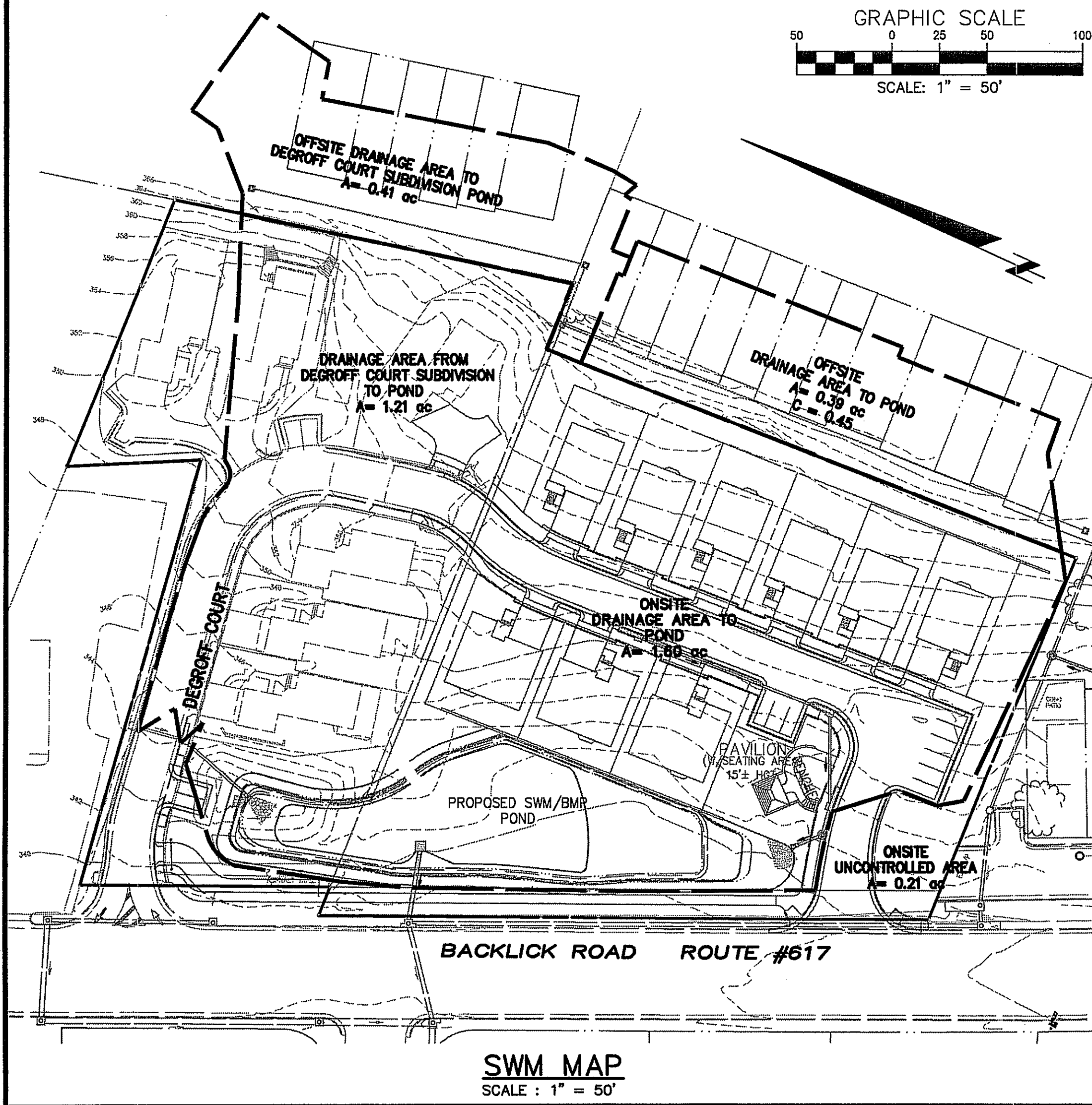
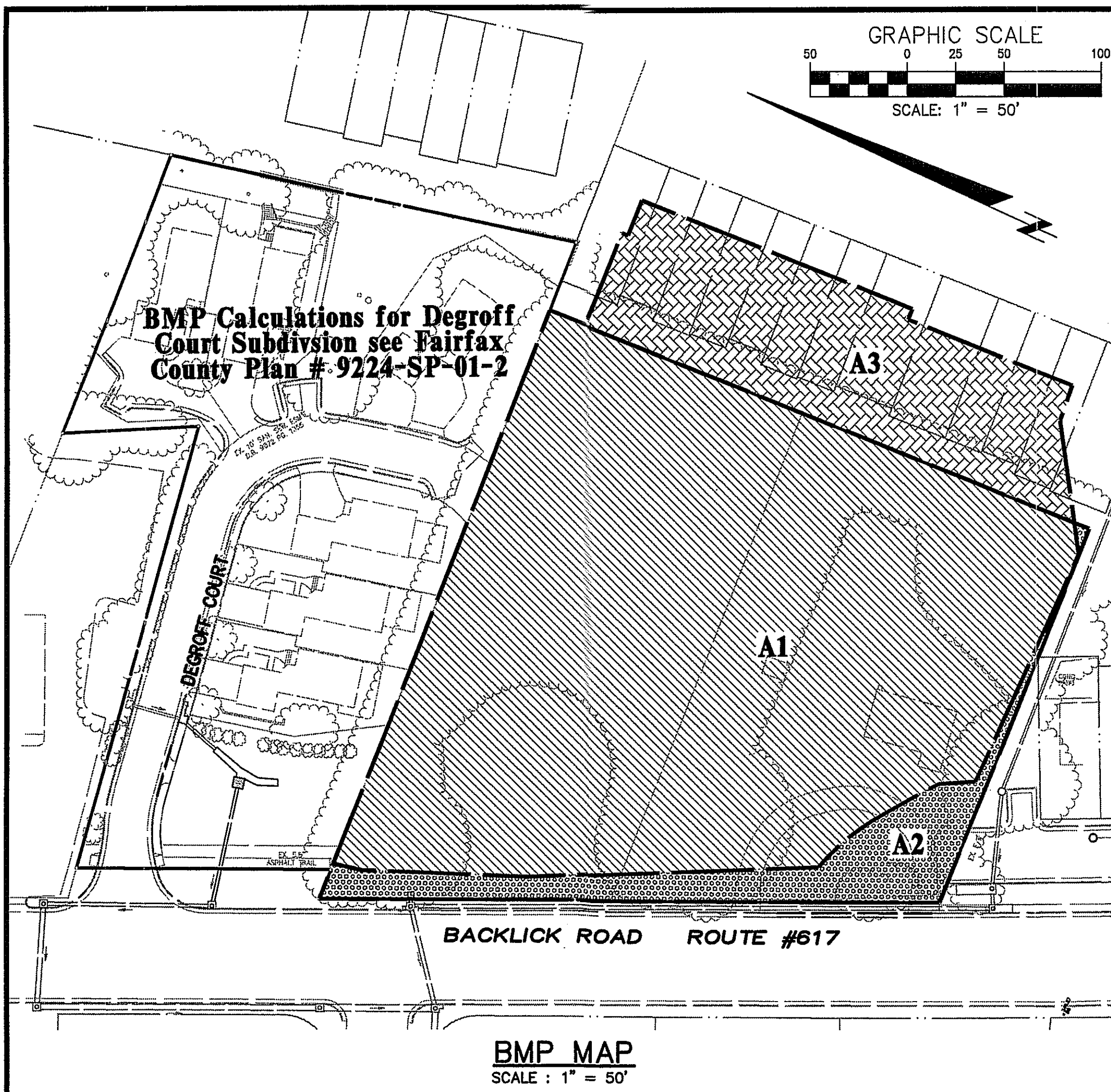
CPI
Associates

Charles P. Johnson & Associates, Inc.

PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS

3859 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703)365-7555

SILVER SPRING, MD FAX(703)273-8595



BMP LEGEND

A1	ONSITE TO POND
A2	ONSITE UNCONTROLLED
A3	OFFSITE TO POND

BMP COMPUTATIONS

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
A1 - Onsite to Pond	0.65	1.599
A2 - Onsite Uncontrolled	0.65	0.215
A3 - Offsite to Pond	0.45	0.390

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (1)	"C" (2)	Acres (3)	Product (4)
A1 - Onsite to Pond	0.65	1.599	1.04
A2 - Onsite Uncontrolled	0.65	0.215	0.14
A3 - Offsite to Pond	0.00	0.000	0.00
(b) Total =			1.18
(b) / (a) = (c)			0.65

(a) Total = 1.814 acres

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designator (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
A1	Dry Pond	40	0.88	1.00	35.26
A2	Uncontrolled	0	0.12	1.00	0.00
A3	Offsite	40	0.21	0.69	5.95
(a) Total =					41.21

SWM COMPUTATIONS

	1-yr Flow cfs	2-yr Flow cfs	10-yr Flow cfs	100-yr Flow cfs
Backlick Site (Parcels 125 & 126)				
Pre-Dev Onsite-Good Wooded	2.67	3.73	8.49	13.9
Post Dev Undetained	0.64	0.8	1.4	2.02
Offsite Detained	1.2	1.48	2.59	3.75

Degroff Court Subdivision Site

Allowable Release taken from plan	3	6
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Allowable Release from Pond	7.41	15.68
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= Backlick site Pre-Dev - Backlick site undetained + Offsite Detained + Degroff site release

Actual Release from Pond	1.08	15.59	23.55
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Taken from Routings

PROPORTIONAL IMPROVEMENT EVALUATED AT POINT "A" ON THE OVERALL DRAINAGE AREA MAP.

Required Proportional Improvement

100 Year Reduction Rate

$$Pi = (Cd \cdot Ad / Cs \cdot Acs) \cdot 100$$

Cd = 0.65

Ad = 1.81 acres Backlick Site

Cs = 0.40

Acs = 72.67 acres TO FLOOD AREA ON LOT H AT THE INTERSECTION OF CALVERT ST. & CLEMONS ST.

Pi = 4.0%

Qpre = 13.90 cfs (Predevelopment Runoff)

R = 0.56 cfs (Reduction)

100 Year Allowable release rate for Backlick Site with Proportional Improvements:

Q = 13.34 cfs

100 Year Allowable release rate for Degroff Site from Subdivision Plan:

Q = 14.67 cfs

100 Year Allowable release rate for Offsite Areas:

Q = 3.75 cfs

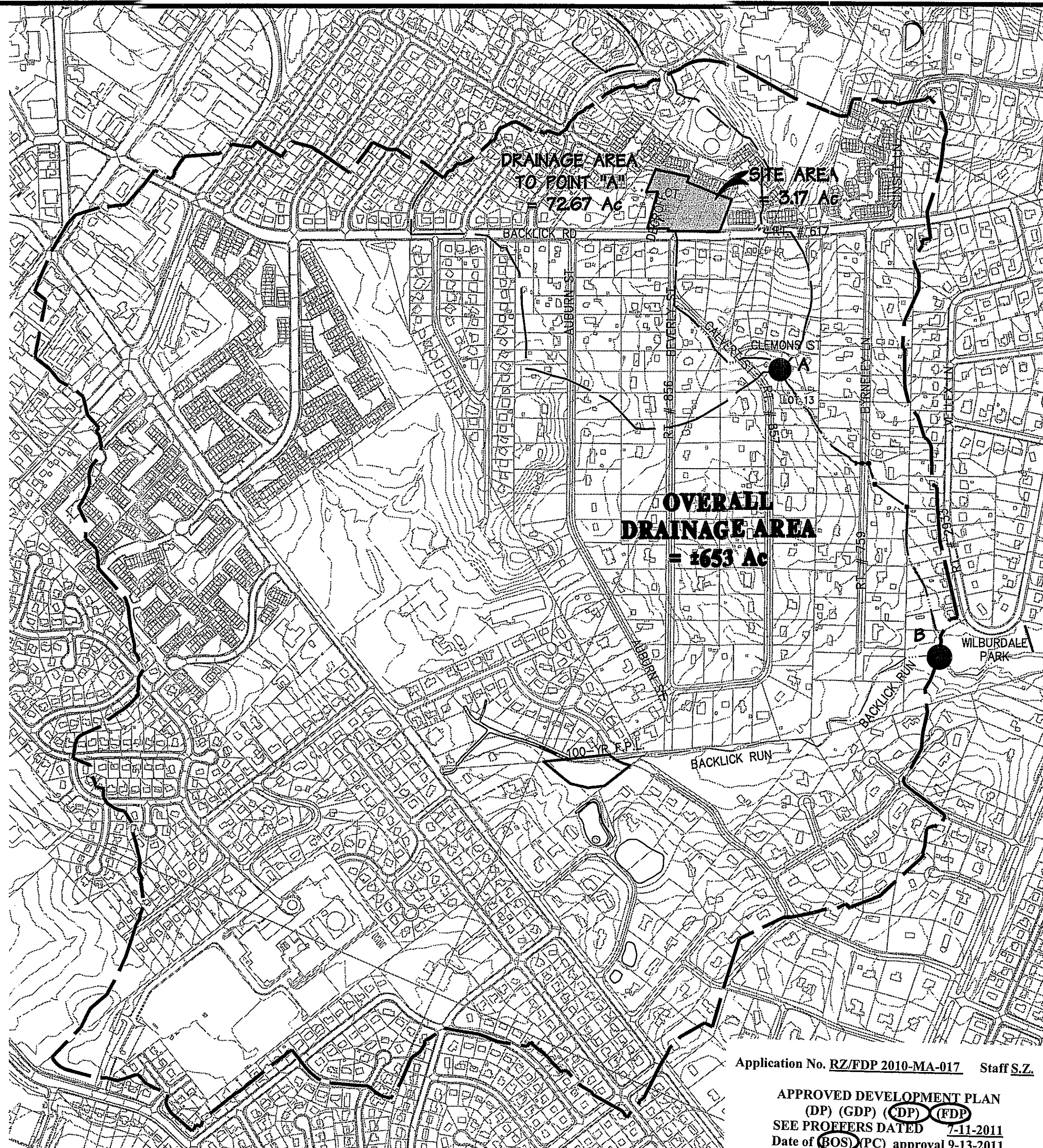
100 Year to outfall undetained:

Q = 2.02 cfs

100 Year Pond Allowable Release

Q = 29.74 cfs

NOTE: THESE COMPUTATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS.



OUTFALL, SWM, AND BMP NARRATIVE

THE SITE CONSISTS OF 3.17 ACRES OF WHICH 9 SINGLE-FAMILY DETACHED UNITS ON PARCELS 125 & 126 ARE PROPOSED AND 6 EXISTING SINGLE-FAMILY DETACHED UNITS FROM THE DEGROFF COURT SUBDIVISION. THE COUNTY HAS INDICATED THAT THERE IS DRAINAGE ISSUES ASSOCIATED WITH THE DEGROFF COURT POND AND ASKED IF THE PROPOSED PORTION OF THE DEVELOPMENT COULD COMBINE THE TWO PONDS. THIS REQUEST HAS BEEN MET BY MEETING THE ADEQUATE OUTFALL REQUIREMENTS FOR THE PROPOSED PORTION OF THE SITE (PARCELS 125 AND 126) ONLY AND PROVIDING VOLUMES EQUAL TO THOSE DESIGNED UNDER THE DEGROFF COURT SUBDIVISION PLAN.

PARCELS 125 & 126 CONTAIN APPROXIMATELY 1.81 ACRES AND ARE PARTIALLY WOODED AND MODERATELY SLOPING. THE SLOPES AVERAGE ABOUT 13%. THERE IS AN EXISTING HOUSE AND A GRAVEL DRIVEWAY ON THE SITE. EXISTING BUILDINGS AND INFRASTRUCTURE ARE TO BE REMOVED ON PARCEL 126.

PARCELS 125 AND 126 RECEIVES UNDETAINED CONCENTRATED RUNOFF FROM THE UPSTREAM TOWNHOUSE COMMUNITY. ALL OF THIS THEN DRAINS IN ONE DIRECTION TOWARDS THE WEST INTO A CLOSED STORM SEWER SYSTEM ALONG BACKLICK ROAD (ROUTE #617). THIS EXISTING CLOSED STORM SEWER SYSTEM THEN RUNS ALONG BEVERLY STREET (ROUTE #656), AND DISCHARGES THE RUNOFF THROUGH AN EXISTING WELL-DEIGNED CHANNEL ALONG CALVERT STREET AND DOWNSTREAM PROPERTIES, AND THEN INTO AN EXISTING 100-YR FLOODPLAIN FOR BACKLICK RUN TO THE SOUTHWEST OF THE SITE.

PRE-DEVELOPMENT CONDITIONS FOR PARCELS 125 AND 126 ONLY

PER THE CALCULATIONS SHOWN ON THIS SHEET, PARCELS 125 & 126 WILL GENERATE 3.73 CFS FOR THE 2-YEAR STORM EVENT AND 8.49 CFS FOR THE 10-YEAR STORM EVENT.

POST DEVELOPMENT CONDITIONS

AFTER THE DEVELOPMENT, AN EXTENDED DETENTION DRY POND WILL BE PROVIDED ON THE WESTERN PART OF THE SITE. STORM SEWER WILL BE INSTALLED TO COLLECT 1.60 ACRES OF PARCELS 125 AND 126 AREA AND 0.39 ACRES OF OFFSITE AREA FROM THE TOWNHOME COMMUNITY INTO THE PROPOSED DRY POND. ADDITIONALLY, THIS PROPOSED DRY POND WILL REPLACE THE EXISTING DRY POND FROM DEGROFF COURT SUBDIVISION (FAIRFAX COUNTY PLAN #9224-SP-01-2) AND PROVIDE STORAGE VOLUMES FOR STORMWATER MANAGEMENT AND BMPs FOR THE DEGROFF COURT SUBDIVISION. THE BMP VOLUME AND DRAINAGE AREAS FOR THE DEGROFF COURT SUBDIVISION WERE TAKEN DIRECTLY FROM THE APPROVED PLAN (FAIRFAX COUNTY PLAN # 9224-SP-01-2). APPROXIMATELY 0.21 ACRES OF PARCELS 125 AND 126 AREA WILL BE UNCONTROLLED AFTER DEVELOPMENT.

THE OVERALL DRAINAGE AREA MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALL INTERSECTS WITH THE EXISTING FLOODPLAIN FOR BACKLICK RUN. THE TOTAL DEVELOPMENT AREA (3.17 ACRES) AT POINT "B" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 653 ACRES). THEREFORE, PER ZO 16-502 1A (17) (b) (i)-(iv) THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "B".

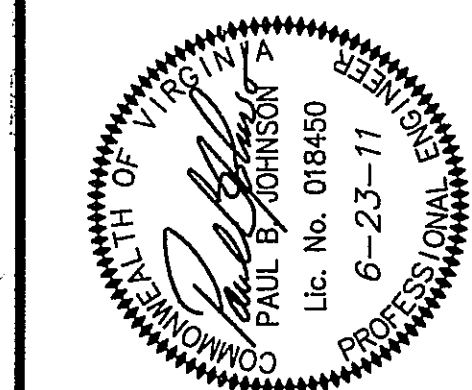
SINCE THE FLOWS FROM THE SITE WILL BE REDUCED BELOW PRE-DEVELOPMENT LEVELS, THE 1-YEAR 24 HOUR DETENTION HAS BEEN PROVIDED, AND A PROPORTIONAL IMPROVEMENT FOR THE 100-YEAR STORM FOR PARCELS 125 AND 126 HAVE BEEN PROVIDED IN ACCORDANCE WITH THE COUNTY REQUIREMENTS, IT IS THEREFORE THE ENGINEER'S OPINION THAT THIS CREATES AN ADEQUATE OUTFALL FOR THIS PROJECT.

BMPs WILL BE PROVIDED VIA THIS DRY DETENTION POND. BMP CALCULATIONS HAVE BEEN PROVIDED FOR PARCELS 125 & 126 ONLY, AND THE OFFSITE AREA UPSTREAM OF PARCELS 125 & 126. BMP VOLUME FOR THE EXISTING DEGROFF COURT SUBDIVISION HAS BEEN PROVIDED. THE TOTAL PHOSPHORUS REMOVAL FOR PARCELS 125 & 126 IS APPROXIMATELY 41% WITH BMP'S PROVIDED FOR THE OFFSITE AREA SINCE IT IS FULLY DEVELOPED.

OUTFALL ANALYSIS BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017

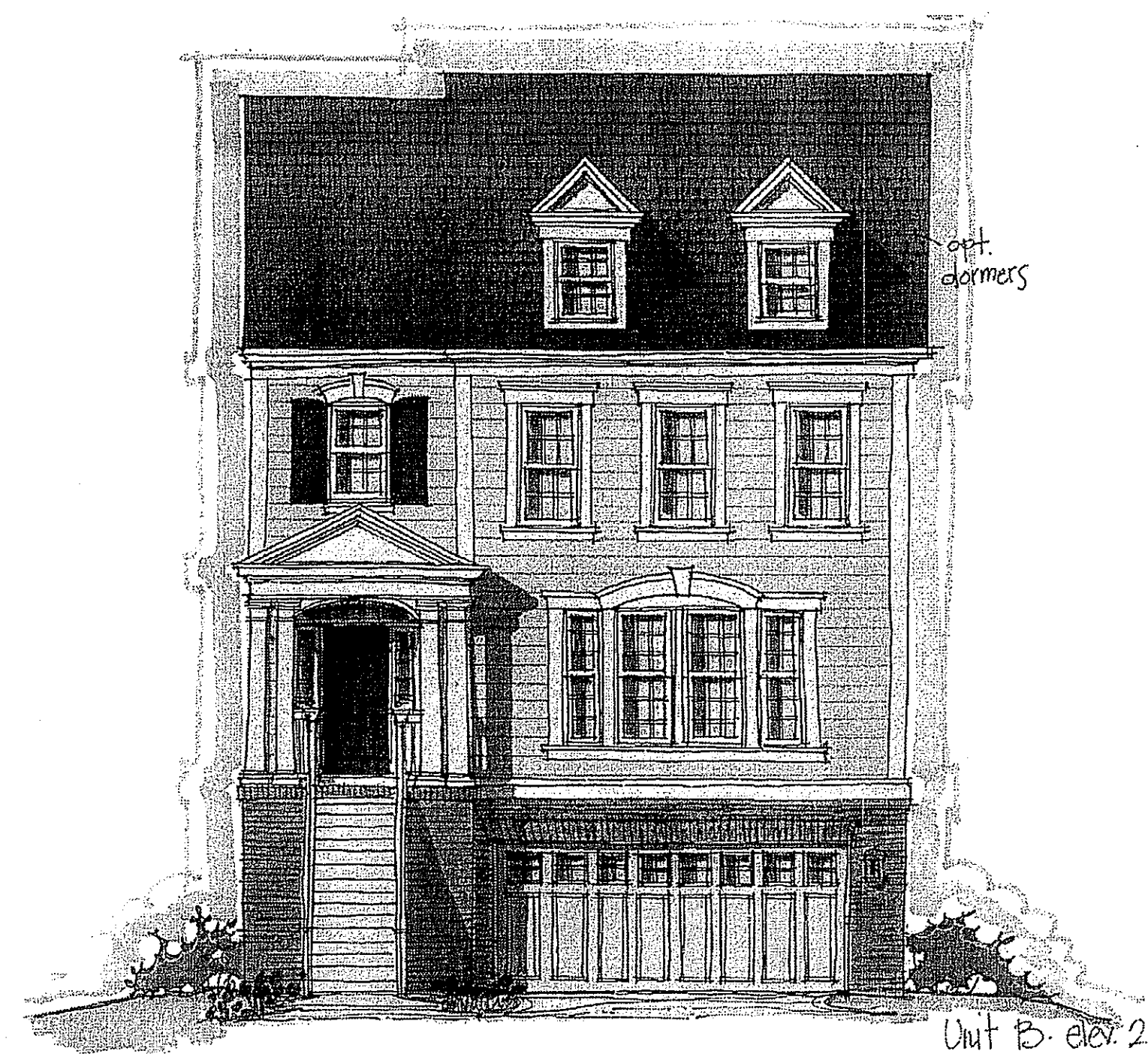
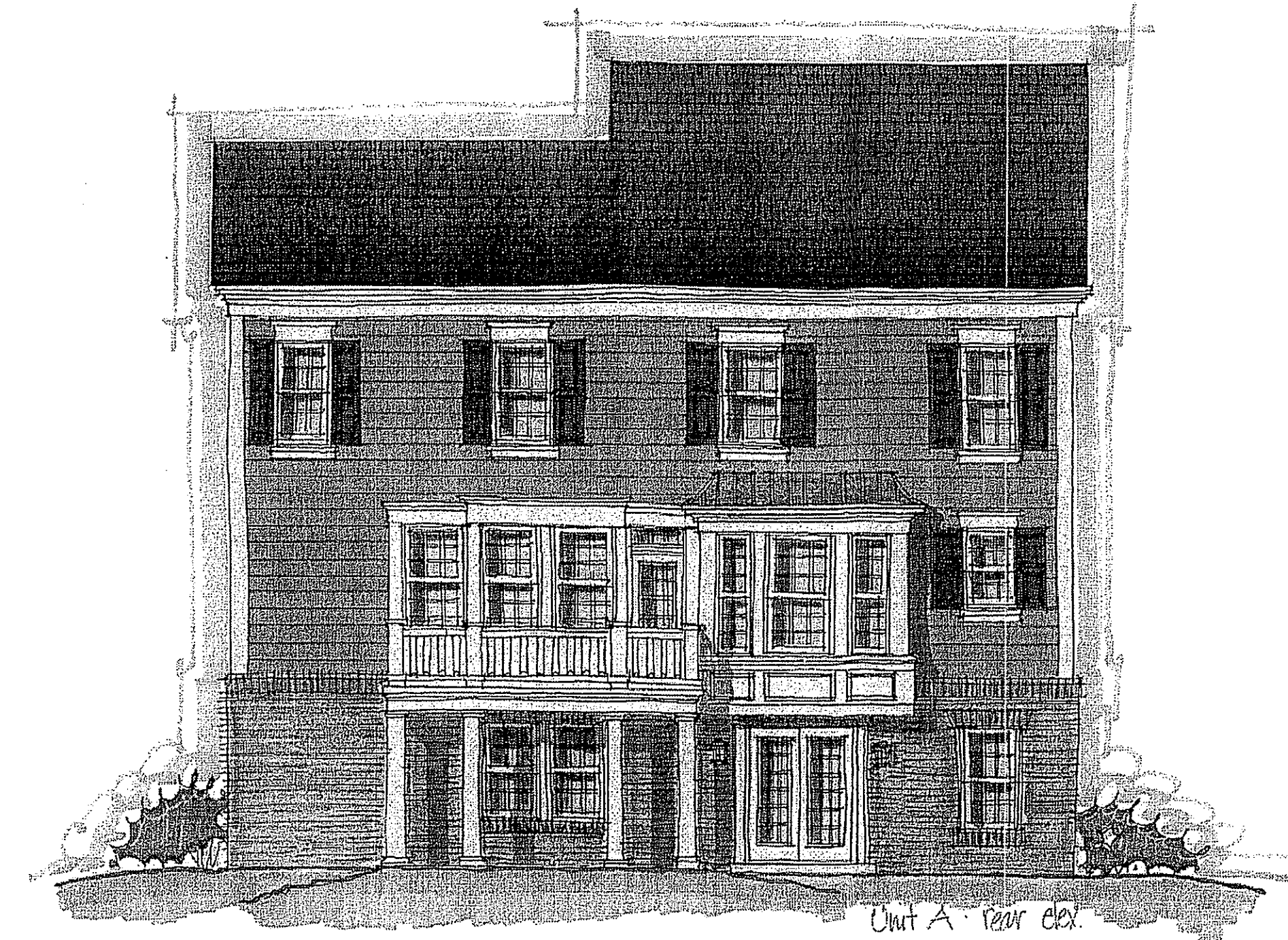


NO.	DATE	REVISION	TO	APPROVAL
1	7-11-11	REVISED SWM/BMP COMPUTATIONS & NARRATIVES	TO	APPROVAL
2	9-13-11	REVISED SWM/BMP COMPUTATIONS & NARRATIVES	TO	APPROVAL

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
3959 FENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030
703/385-7555
FAX/703/273-8595

DESIGN DRAFT ATO BFW
DATE OCT. 2010
SCALE: AS SHOWN
NEXT:

SHEET 7 OF 8
PRJ NO: 09-516
TYPE: CDP/FDP



ARCHITECTURAL ELEVATIONS

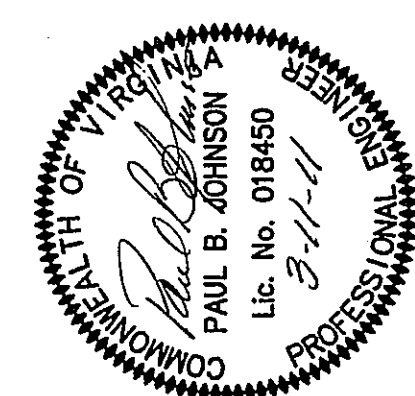
BACKLICK ROAD PROPERTY

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-MA-017

NO	DATE	REVISION PRIOR TO APPROVAL

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PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVYORS
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Application No. RZ/FDP 2010-MA-017 Staff S.Z.

APPROVED DEVELOPMENT PLAN
(DP) (GDP) (DP) (FDP)
SEE PROFFERS DATED 7-11-2011
Date of (BOS) (PC) approval 9-13-2011

Sheet 8 of 8

THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY